

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

JOINT COMMITTEE ON THE  
AUSTRALIAN CAPITAL TERRITORY

REPORT ON  
PROPOSALS FOR VARIATIONS OF  
THE PLAN OF LAY-OUT OF  
THE CITY OF CANBERRA AND ITS ENVIRONS

(FIFTY-FIFTH SERIES)

## JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

1. The committee was appointed for the life of the 28th Parliament by Resolutions of the House of Representatives and the Senate on 3 May, 1973. It was first appointed by Resolutions of both Houses of Parliament on 8 November, 1956, and re-appointed in succeeding Parliaments.

2. The duties of the committee are to :

- (a) examine and report on all proposals for modifications or variations of the plan of lay-out of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on the nineteenth day of November, 1925, as previously modified or varied, which are referred to the committee by the Minister for the Capital Territory; and
  
- (b) examine and report on such other matters relating to the Australian Capital Territory as may be referred to the committee -
  - (i) by the Minister for the Capital Territory; or
  
  - (ii) by resolution of either House of the Parliament.

3.

PERSONNEL OF THE COMMITTEE

Chairman	..	Senator B.R. Milliner
Deputy Chairman	..	Mr J.M. Hallett, M.P.
Members	..	Senator the Hon. J.E. Marriott
		Senator the Hon. Sir Kenneth Anderson, K.B.E.
		Senator D.M. Devitt
		Mr R.B. Whan, M.P.
		Mr F. Olley, M.P.
		Mr J.C. Kerin, M.P.
		Mr N.M. Cooke, M.P.

R E C O M M E N D A T I O N

The committee has considered the proposals as set out in this Report and recommends the implementation of these variations to the plan of lay-out of the City of Canberra, as gazetted in 1925 as previously modified and varied.

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JOINT COMMITTEE ON THE AUSTRALIAN  
CAPITAL TERRITORY

Report on the Fifty-fifth Series of Proposed Variations of the  
Plan of Lay-out of the City of Canberra

On 9 November 1973, the Minister for the Capital Territory, the Hon. G.M. Bryant, E.D., M.P., pursuant to paragraph 1(a) of the Resolution of Appointment of the committee referred 13 items of proposals for variations of the plan of lay-out of the City of Canberra and its environs for examination and report by the committee. These proposals which were assembled together and designated the 55th Series were considered at a meeting called for that purpose on 12 November 1973. At this meeting, officers of the National Capital Development Commission and the Department of the Capital Territory were present to explain the proposals to the committee. The proposals were -

Item No. 1 - Belconnen 27  
(see attached map No.1)

The proposals submitted in this area provide, firstly, for the provision of a loop road EKA with two culs-de-sac EJZ and EKB off the north-western end of road CHE to provide approximately 50 additional blocks for detached housing in sections 58-61.

It is proposed to develop a site for a golf course in this area and detailed consideration of the plan has indicated the need for some further modifications to the gazetted plan. It is proposed to include a new loop road at the north-western end of road DYZ abutting the proposed golf course. The existing loop road running off road DVQ is to be deleted and replaced by two culs-de-sac EJW and EJX. For engineering reasons it was found desirable to re-locate the western end of road CTU and to provide a new junction onto road DVQ. This necessitates the creation of a new cul-de-sac EJY. Road DVQ has also been modified to provide a bus turning point ECM.

In order to create satisfactory access to Mount Rodgers Reserve, it was found necessary to make minor modifications to the residential road pattern.

The purpose of these is to provide direct access from the main road DUL rather than through residential streets, consequently streets DVD and DVF will be modified and street DVE deleted. Direct access to the reserve is provided with parking for approximately 30 vehicles.

Item No. 2 - Located in the Belconnen suburb  
of Spence - Section 22

(see attached map No.2)

This proposal will include on the plan, three additional culs-de-sac FCF, FCH and FCG from O'Neill Street near the suburban centre in Spence to provide access to 28 new town houses.

Item No. 3 - To be located in Belconnen the new  
suburb of Evatt South West

(see attached map No.3)

It is proposed to develop an area of approximately one hundred and twenty three hectares immediately to the east of Melba in the vicinity of Spence and Evatt North East, as a new suburban development to be called Evatt South West. Ginninderra Creek and the open space associated with it marks its southern boundary. The topography is gently undulating the area being bisected by a shallow valley. Schools, shopping centre and recreation areas will be located in the valley.

Distributor roads cross the suburb, but the area has been planned to discourage through-traffic. Access to residential development is via loops and culs-de-sac, threaded together by pedestrian ways.

The area will provide 780 blocks for detached houses of which approximately 20 percent will be government housing. Approximately twelve hectares have been set aside for medium density housing. Sites will be provided for a primary school, recreation, shops and community buildings.

The area is being developed according to principles applied in the planning of other residential areas in Belconnen and there are no unusual features.

Item No.4 - Located at Belconnen 2

(see attached map No.4)

This proposal merely envisages the extension of some culs-de-sac and the addition of others to provide access to an area to be developed to provide additional housing blocks. An additional 30 blocks will be provided.

Item No.5 - Gungahlin: Grace Intertown Centre

(see attached map No.5)

The committee considered and approved the development of Grace in previous reports most recently in Item 9 of the 52nd Series. This proposal merely provides an eastern extension off Flemington Road adjoining section 21 to provide access to further industrial sites to be developed in the area.

Item No.6 - Lyneham, Blocks 18 and 20

(see attached map No.6)

This is a proposal to gazette a new length of road to serve as an access and an egress from the race course and showground area. The proposed road will run between Dunsmore Street and Flemington Road. At the southern end, the road will traverse part of block 20 occupied by the Canberra Riding Club and part of the Canberra race course. The proposal has been discussed with the occupiers of those areas and with the Canberra police: their agreement has been signified.

The road is required to relieve Northbourne Avenue and the Federal Highway of some of the traffic burden associated with the race course and the showgrounds. It allows for two streams of traffic to move away from the race course. One as originally from Flemington Road and Northbourne Avenue, the other by the new access road to Dunsmore Street and thence to the Barton Highway. It is anticipated that the new road will carry most of the northbound traffic to Belconnen. The committee noted that traffic problems may develop during peak periods and affect inter-State traffic. It is considered important, therefore, that traffic flows on these two major inter-State highways be carefully watched by N.C.D.C. and the A.C.T. Police.

Item No. 7 - Located in the Belconnen suburb  
of Cook - Section 36

(see attached map No. 7)

In its report on the 52nd Series of Variations the committee endorsed a proposal to develop a site of more than fifty acres south of Redfern Street and north of Lyttleton Crescent for town houses and flats. This proposal modifies the gazetted road patterns west of Bindubi Street by the deletion of a short link road north of Lyttleton Crescent. It also provides for modification to the width and outline of internal road reservations. These modifications were found necessary on detailed consideration of the topography and of engineering requirements in the proposed area.

Item No. 8 - Located in the Weston Creek suburb  
of Chapman - Winstanley Street

(see attached map No.8)

The proposed modification will add to the city plan a road reservation north of Winstanley Street between sections 5 and 44. The purpose of the proposed road is to allow access to a reserve on the western side of Winstanley Street with access to battle-axe blocks at a much more acceptable grade.

Item No. 9 - In the Woden Town Centre of Phillip -  
Section 8

(see attached map No.9)

It is proposed to modify the gazetted road pattern by the deletion of a loop road on the west of Bowes Street, section 8, Phillip to enable the development of the site for the construction of further office buildings and associated vehicle parking areas.

The road to be deleted gave access to Scarborough House and the Department of Works building. Access to both



buildings will be maintained through a basement car park beneath the proposed new building linked by service ramps. Secondly a loop road access to the base of Scarborough House will be provided at ground level off Bowes Street. This will act as a pick-up/set-down point for Scarborough House and also contain a certain amount of V.I.P. parking. It will also act as the address point for Scarborough House. An undertaking has been given that there will be sufficient head room in the proposed basement to enable access by large trucks to Scarborough House.

The proposal has been discussed and cleared with the Department of Capital Territory and the Department of Services and Property, which will inform the occupants of the buildings. The new building will provide at least 18,700 square metres of floor space. Approximately 1000 office workers could be accommodated.

Item No.10 - Located in the Tuggeranong suburb  
of Kambah, Section 346, (The Village)

(see attached map No.10)

The proposal is to make the necessary reservations to accommodate a small group centre in the Kambah area to be located on the northern side next to the Kambah Arterial.

The group centre will provide the following facilities: a service station, leases for retail, commercial and personal services, a super-market, library and community hall. All these facilities are arranged around a landscaped pedestrian area connected by pedestrian ways to the neighbourhood to be served by the centre. An underpass on the Kambah Arterial crossing provides safe access to suburbs on the other side of that road. The proposed development includes generous provision of parking space.

The area east of the floodway reservation will be developed for community uses such as a health centre and churches. The proposed high school adjoins the area.

Item No.11 - Located in the Tuggeranong suburb  
of Kambah - Section 332 (Mini Centre)  
(see attached map No.11)

Consists of minor modifications to a development previously approved in the Report on the 52nd Series of Variations. It consists of a minor extension to the road entering from road CZO. It was found that the previous arrangement did not cater for traffic flow or the parking necessary to serve the proposed shop.

Item No.12 - Located in the Tuggeranong suburb  
of Wanniasa, Section 204  
(see attached map No.12)

The proposal is for a development similar to that discussed under Item No.10. The centre is in Wanniasa, adjacent to the South Woden Arterial and abutted also by a major distributor road designated VRK. The shops are linked by a pedestrian system running north and east-west which connects with a substantial area to be developed for town houses and flats to the western side of the centre. Facilities to be provided include a tavern site, shopping elements, a supermarket, all arranged around the east-west pedestrian spine. Provision is also made for service station sites close to the distributor road VRK and near the Woden Arterial. Leases for further retail, commercial and personal services will be released later and reservations for other community facilities have been made.

It is anticipated that the centre will be opened in January 1976 when the population of Wanniasa will be 4000 and that of Tuggeranong 10,000. The centre discussed under

Item No.10 and this centre will be available at that stage to serve this population.

Item No.13 - Tuggeranong Creek North I  
(see attached map No.13)

This proposal involves the modification of loop roads connecting road EDY, Sections 116-118, by converting it into 2 culs-de-sac. This will enable the siting of a primary school (originally sited on the other side of road EBY) in this vicinity. Detailed tests of soil type and drainage revealed that the site originally selected for the school was unsuitable for that purpose or for residential development, but was well suited for a golf course.

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The desirability of the foregoing proposals having been demonstrated to the committee's satisfaction, their implementation is now recommended.

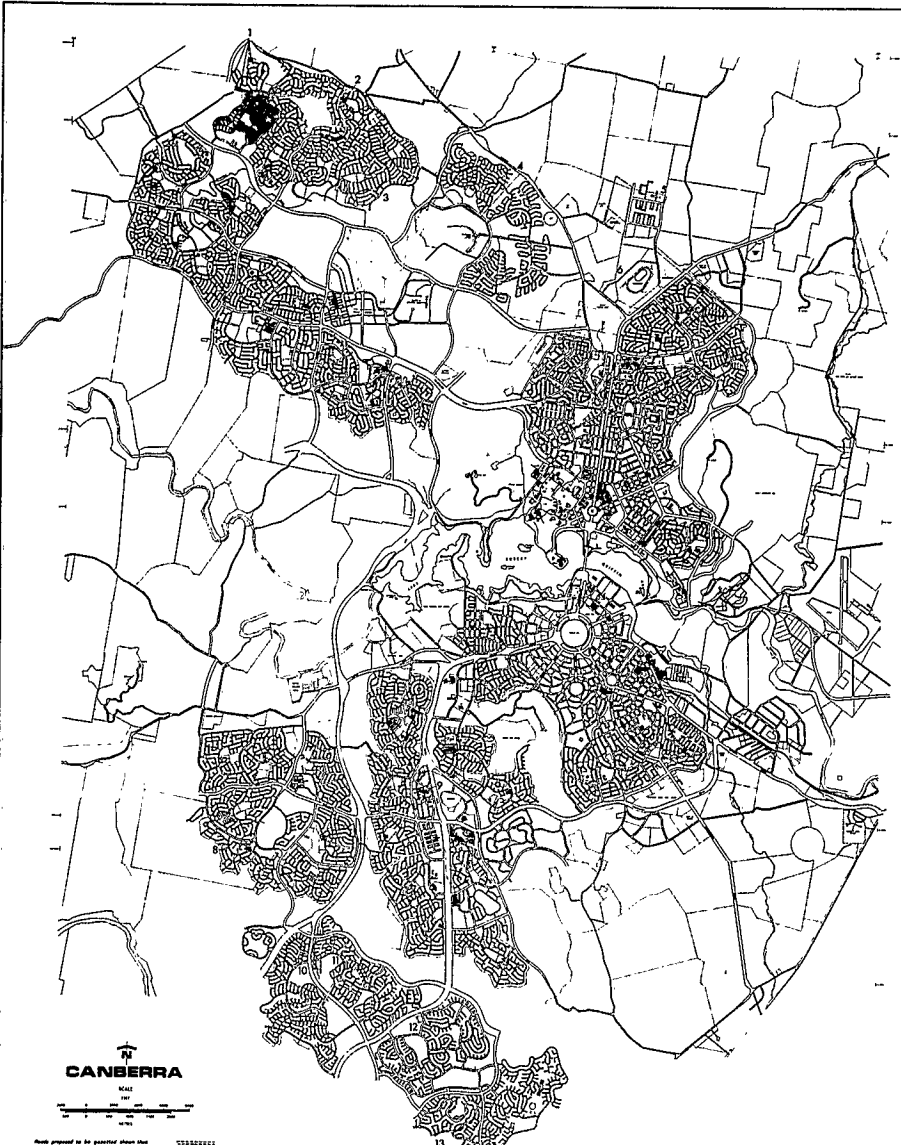


B.R. MIDLENER

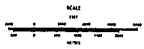
Chairman

28 Nov, 1973

November 1973



**CANBERRA**



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SSA VARIATION OF THE PLAN OF LAYOUT OF THE CITY OF CANBERRA AND ITS ENVIRONS

Mr President,

The report that I have just tabled deals with thirteen proposals for modifications and variations to the plan of lay-out of the city of Canberra. It is the 55th series of such variations to be considered by the Joint Committee on the A.C.T. since the Committee was first appointed in 1957.

My purpose in seeking the leave of the Senate to make this short statement is not to discuss the substance of those proposals, which honourable Senators will find fully covered in our report. However, I felt that I should not allow this occasion to pass without paying a tribute to the officers of the National Capital Development Commission who assist the committee when it is considering these proposals and in particular to Mr Hans Westerman of the Commission.

For many years now Mr Westerman has been appearing before the Committee in the capacity as First Assistant Commissioner of Town Planning to explain the proposed variations. There are many honourable Senators who have been on the Committee at various times who will recall Mr Westerman's lucid and at times forceful presentations. He has since been appointed as Associate Commissioner, and will no longer be appearing before us in his former capacity. On behalf of the Committee I would like to thank Mr Westerman for the courtesies extended to the Committee in the past and wish him every success in the responsible and demanding position that he now occupies. Mr Arnis Siksna, who replaces Mr Westerman as First Assistant Secretary, Town Planning, has already appeared before the Committee and we look forward to a happy and fruitful association with him.

I commend the report to the ~~HOUSE~~ SENATE.